

BRIAN HEAD TOWN ANNEXATION PROCESS

December, 2009

Due to overwhelming requests of property owners, the Town of Brian Head has initiated an annexation inquiry letter to those county property owners of the Ski View Estates and Brian Head Unit III subdivisions to determine if there is enough support for an annexation. The Town of Brian Head WILL NOT initiate the annexation process for any of these subdivision, it is merely a tool for those wishing to be Sponsors to start the annexation process. Those requesting the annexation understand the benefit of having access to utilities, garbage collection, police, fire, and road maintenance services by the Town.

The proposed annexation includes the following Iron County subdivisions: Ski View Estates Unit A, Ski View Estates Unit B, Ski View Estates Unit C and those remaining county lots in Brian Head Unit III.

There has been some concern expressed by other property owners in regards to what services the Town will provide and additional taxes. To that extent, we offer the following:

SERVICES

The Town will:

- Grade and maintain the existing roads at least once in the spring and as needed during the summer.
- Provide regular police patrol of the area which has been the responsibility of the County Sheriff's Department.
- Provide trash collection containers in the area that has not been serviced prior to the annexation.
- Charge water and sewer rates for those connected to the system at the same rate as the incorporated area.
- Provide opportunities for citizens to request improvements such as water and sewer line extensions as well as road improvements through Special Improvement Districts (SID). This would require over 50% of the people in an area signing a petition for the work. The benefits of an SID is that the Town organizes and manages the work, and the cost to each property owner can be paid over time with interest rates much lower than on the open market.
- Allow neighborhoods to remain undeveloped if that is what a majority of the citizens chose to do.
- Honor existing building permits, land use and setbacks obtained and constructed legally under the County jurisdiction.

The Town will not:

- Force people to connect to water or sewer services unless it is part of a public health issue and in conformance with the ordinances already established by the County.
- Do snow removal on any street that has not been improved to a minimum gravel base course per the Brian Head Town Public Works Standards.
- Use general fund tax revenue for building or improving roads. Road maintenance will be funded through the collection of B&C road funds and General Fund Property Taxes.

TAXES

Property taxes are collected to provide the government services such as police, fire, street maintenance, etc. The County has established Municipal Service tax for unincorporated areas to be similar to the incorporated community's taxes. That rate is .002131 or \$53.27 on a \$25,000 property valuation. This amount would not be collected by the County if annexed into the Town. Instead, one would see a line item for Brian Head, whose current tax rate is .003142 or \$78.55 on a \$25,000 property valuation. The estimated difference: \$25.28 a year.

*One can multiple their actual assessed valuation by the two rates then take the difference to get a more accurate estimate for their particular situation.